

Woodburn Redevelopment Commission
Meeting Minutes
February 27, 2013, 7:00 PM

Meeting was called to order by Chris Haddox at 7:00 PM. An earlier special meeting to tour the Woodburn School grounds was held at 5:30PM. No formal business was discussed at the special meeting.

PRESENT: City Manager Jeff Mikorski, City Council Representative/Deputy Mayor Marti Shamberger, and Commission Members: Mary Angel Blount, Christina "Nikki" Byrne-Hoffman, Mark Furari, Chris Haddox, Kerry Lilly, Tim Mashburn, and Bonnie Witmyer. Councilman Bill Kawecky was also in attendance in the public audience, as well as special guest Denny Poluga from Mon County Boys and Girls Club.

APPROVAL OF THE MINUTES: Minutes were approved as discussed, by affirmation.

CORRESPONDENCE/ITEMS NOT ON AGENDA: Secretary Byrne-Hoffman relayed information from City Board and Commissions Brand Development and Marketing meeting held with Arnett Muldrow & Associates. Also asked members to entertain the idea of having Matt Held, President of Greenmont Neighborhood Association, come during the March or April meeting and explain how the Commission can participate in the council-designated "Year of Community Sports".

UNFINISHED BUSINESS:

Chair Chris Haddox noted that consideration of the by-laws should have been on this month's agenda, but will be added next month.

NEW BUSINESS and DISCUSSION:

Chair Haddox asked City Manager Jeff Mikorski to explain recent developments with a rec center that has been discussed between WVU, Mon County, and the City.

Manager Mikorski explained WVU needs a new aquatic center with a 50-meter swimming pool to use in Big 12 swim meets. The Natatorium, with 25m pool, is currently used, but would need a \$10 million remodel in order to have a full-length lap pool. If they partner with the City and Mon County, WVU could contribute construction funds and rent the space when needed. It would be used for state and regional tournaments. Mylan Park is viewed as a better location by the university. Three subcommittees will be developed; one looking at areas to develop, the second looking at financing, and the third looking at the overall bonding and maintenance of the organization. Logistics of the City and County taking on a big rec center and improving on current facilities would be part of the organization component. Currently, the county does not contribute much to the running of various parks and rec facilities in Morgantown, although 60% of the users are from the County, rather than within City limits.

Facilities which have been discussed in addition to an aquatic center are a new ice rink, indoor soccer and baseball, putting new turf on existing baseball diamonds. Not one just facility may be needed, but organization of multiple facilities. Marilla Park has been proposed for a space to house a rec center, as well as the TIF (Tax Increment Financing) district. Chair Haddox agreed that an overall inventory analysis of city resources needs to be conducted to appropriately

assess needs of community. Manager Mikorski also mentioned WVU is looking at replacing the Shell building and putting in an indoor track. WVU wants a plan in place in the next 18 months.

Denny Poluga from the Boys & Girls Club was present to discuss his vision for the Woodburn School. He noted that moving things out of town, like at Mylan Park, makes it difficult for community members to get there. The opportunity of use is limited.

Denny said the school board is discontinuing a lot of its afterschool programs. B&G Club will fill the service. B&G Club is looking at adding 3-5 schools in the county to B&G Club service, and is currently in South Middle and Woodburn. Also looking at being in Mountainview, Eastwood, and North Elementaries. This may or may not increase the enrollment at Woodburn. Currently a bus runs from St. Francis, Trinity, Cheat, Ridgedale, Mt View, and Brookhaven, as well as Skyview, Morgantown High, Eastwood, North, Suncrest Middle, and South Middle. Kids are dropped off at the front or back side. The BOE will not be operating summer programs and few are privately operated. Will have more kids this summer than in previous years. Biggest problem is transportation, but school board may help out, depending on property tax issues (slated to get or lose \$4 million). There are also kids camp scholarships available. This is probably the last year for Energy Express.

B&G Club typically has 125 kids enrolled during the school year, averaging 60-70/day. Sometimes as low as 40/day. Summer is estimated at 175 enrolled, averaging about 100/day. Priority is given to school year kids, and a lottery is held for the other spots. Help from school board is needed, and they may feel more of an obligation as they are not running afterschool programs.

Long-term, Denny says he has "no grand plans". He would like to see a couple hundred kids per day. Around 5PM, most of the kids are picked up. They also are open on snow days, and with the Shack, are the only two. Some kids live close enough to walk if the weather is bad. Open at 7:30AM, and he says they operate with family service in mind. If the parents miss the time clock, they may miss a paycheck. Open 5 days during Spring Break. Open summer program immediately after school ends all the way through school starting and then the school year program begins. No holidays or vacations except for 4th of July, Labor Day, etc.

The cost of B&G Club for family varies. During the school year, it's \$50/month for those families with resources. Can be as low as \$10/month and there are scholarships available. B&G Club eats a lot of this cost, as there aren't specific donors for these scholarships. Requires last pay stub or W-2 for income verification.

When asked about resources for troubled kids, Denny said B&G Club liaisons with the school system and serves as an advocate for parents, especially those who aren't comfortable with approaching the school system (maybe because they had a bad experience when they were in school). They work with drug and academic issues. Also provide tutoring 3-4P at the school. Power Hour (homework hour) starts at 4:15P. Usually have 250 volunteers/year. Provided with 4 AmeriCorp positions (2 from United Way, 2 from Points of Light). A couple of part-timers, 8 work studies, 6-8 interns from WVU, and a bunch of volunteers.

Improvements needed: no great needs. Better condition than last rented space. The roof is leaking, may need a stair fixed if it's broken. Looking at using other cafeteria space to serve more kids. Currently can serve 40 in current cafeteria space. Would be able to serve 80 by utilizing other cafeteria space. B&G Club in Mon County is more academics focused, no

specific need for a gym. Mostly serve families with limited means, need an education more than sports. Also work on prevention and character-building activities. One limitation is parking and access.

B&G Club receives funding from a variety of sources. \$30K from United Way, \$11K from City, \$18K from County, \$20K from B&G Club of America, \$40K from Foundation/Memberships, also funding from Mylan, and the state.

Planning Woodburn Festival first Saturday in May (3rd). Want to have music & arts. Monies to city for improvements on site.

Next time, Kerry will try to get the director from the Clarksburg YMCA to come. Chair Haddox will also look into having someone from AU Associates in Lexington, KY to come give a talk on what they've done in WV. They have repurposed several old schools in WV into housing (Elkins, Clendinning, etc) using low income tax credit.

As far as planning regular/monthly events at Woodburn, a lot of arts interest. Mary Angel can help with arts & music components. May also look into having a small farmer's market. Several dance groups are also interested in expanding to other community venues. Need exposure of Woodburn to the community. B&G Club Woodburn Festival May 3rd can help with this. Need to get Neighborhood Association involved. Councilman Bill Kawecki mentioned that Morgantown has a farmer's market, but thought a flea market would be a good idea and bring in revenue. May also charge a use fee of \$50-100 for use of the gym, etc. Any profits would be submitted to the City under the Woodburn School funding string. Also may provide use under event permits, leasing, and other management.

Mark Furfari said we need to identify space and products, cost of use, and capacities. He will help put together an ad. Bonnie Witmyer mentioned we could market under the "Welcome to Woodburn" phrase. Deputy Mayor Marti Shamberger mentioned having a Cabin Fever Party. Tim Mashburn mentioned he is also a web programmer and can work with Susan to help develop a website. Manager Mikorski said we can link it through the city website so we aren't paying for domain hosting.

As far as maintenance costs, BOPARC is currently maintaining lower green space, and city is maintaining up top. (During Woodburn School tour at 5:30 PM earlier that evening, Manager Mikorski mentioned that heating costs are \$5-6k/month in the winter)

Mary Angel brought up several arts centers. Arlington Art Center provides 2 year contracts for live-in artists and boasts studio space. She also provided handouts for a Santa Fe art center, Emerson Center for Arts & Culture, and AS220 in Providence, RI.

Chair Haddox said next time we should bring ideas or components of ideas to discuss. Bonnie said as a social worker, her priority is meeting the needs of clients, so we need to keep this in mind when developing a use for Woodburn. Mary Angel said we also need to pay special attention to parking/traffic concerns of the Woodburn neighborhood.

ADJOURNMENT: Chair Haddox asked for a motion to dismiss. Tim Mashburn made the motion to adjourn. Deputy Mayor Shamberger seconded the motion. The meeting adjourned at 8:17PM.